

February 29, 2000 Fax: 1 page

To: Ms. Lily Toy
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.4161 - FAX: 650.363.4849

re: PLN2000-00047 - Coastside Design Review for a new 1,967 sq. ft., 2-story single-family home with a detached carport on a 6,250 sq. ft. parcel located on Edison between Cedar and Date Streets, 100 feet east of Cedar Street in Montara.
APN 036-151-350

Lily:

On 2/15/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application.

1. The house design in general was well-sited with good detail, except for the West Elevation, which presents a large, flat wall with tiny windows to neighboring properties. With the amount of detail and articulation, this wall seems out-of-place. The Design Review application indicated that the walls would shingle OR stucco - this should be determined before proceeding with review. The use of shingles, along with defining window treatments and possibly balcony detail as seen on the rest of the house could eliminate the problems with the west elevation as presented.

2. The committee found the project as presented to be within the scope of existing zoning regulations and land use of its location. We would like to see the design enhanced along the lines of the above suggestions before the project is approved.

Please keep us informed of further developments, and thank you for your help with this project.

Chuck Kozak
MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.678-0469
cgk@montara.com